

Before the Board of Zoning Adjustment, D. C.

Application No. 11729, of S. Greenhoot Fischer, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to establish a private parking lot in the R-5-B zone as provided by Section 3104.44, at premises 1526-28 15th Street, N. W., Lots 36 & 37.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The subject property was previously used as a commercial parking lot under BZA Orders 9221 & 9823, for a period of five (5) years. Upon expiration of the Certificate of Occupancy an application was filed to use said premises as a private parking lot for the sole use of its tenant, L. P. Steuart Company, an automobile dealership. This request was denied. (See BZA 11574).
3. Applicant testified that he is requesting the Board to reinstate the previous special exception, which was approved in 1967. The lot would be used primarily by residents of the neighborhood.
4. The Department of Highways & Traffic offered no objection to the continuance of this parking lot.
5. No opposition was registered at public hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that the continuance of this parking facility will not create any dangerous or otherwise objectionable traffic conditions and that the present character and future development of the neighborhood will not be adversely affected. The Board concludes that the lot is reasonably necessary and convenient to the people residing and working in the neighborhood.

ORDERED: That the above application be CONDITIONALLY GRANTED for a period of three (3) years.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Plans must be approved by the Department of Highways and Traffic.

VOTE: 3-0 (Lilla Burt Cummings, Esq., and Martin Klauber not present and not voting.)

HEARING DATE: September 18, 1974
EXECUTIVE SESSION: September 24, 1974

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OR ORDER: **OCT 17 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.